

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
July 15, 2015

1. CALL TO ORDER.

Chairman Brad Mills called the meeting to order at 9:35 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2015	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2016	FEBRUARY	MARCH	APRIL	MAY	JUNE	COMMISSION MEMBERS
X												Brad Mills, Chairman
X												Eric Hansen, Vice-Chairman
												Bill Moss, Secretary
												Mayor Jim Langfelder
X												Andy Van Meter – <u>B. McFadden</u>
												VACANT (Alderman)
												Alderman Cory Jobe
												Greg Stumpf
X												George Preckwinkle – <u>C. Stratton</u>
X												Leslie Sgro – <u>E. McKinley</u>
X												Frank Vala – <u>R. Blickensderfer</u>
X												Brian Brewer – <u>F. Squires</u>
X												Dick Ciotti – <u>J. Jacobs</u>
X												Jeff Vose
X												Larry Hamlin
												Kenneth Springs
X												Val Yazell

Others

Will Stevenson
Steve Walker

Staff

Molly Berns
Jeff Fulgenzi
Steve Keenan
Mary Jane Niemann
Jason Sass
Norm Sims
Joe Zeibert

3. MINUTES OF MEETING.

Chairman Mills asked if there were any additions or corrections to the minutes of the June 17, 2015 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. MINUTES OF THE EXECUTIVE POLICY BOARD.

There was no meeting of the Executive Policy Board.

5. REPORT OF OFFICERS.

Chairman Mills thanked Ken Springs for his service as chairman during the past year. Chairman Mills said that he is honored to serve as Chairman for the third time.

6. REPORT OF THE EXECUTIVE DIRECTOR.

- A. Annual Report** – Norm Sims summarized the SSCRPC's Annual Report which reflects work done by the staff during the past year via a power point presentation. See attached. Also attached is a copy of the Annual Report document which was available at the meeting.

Sims noted that the SSCRPC's independent annual audit for the period of December 1, 2013 through November 30, 2014 is expected to be presented at next month's meeting. The draft audit report indicated no audit findings.

Sims reported that as of June 1, 2015, the twelve current SSCRPC staff members have 109 2/3 years of service with the SSCRPC. Expertise in planning goes well beyond that.

Frank Squires made a motion to accept the Executive Director's Annual Report. Val Yazell seconded the motion and the vote was unanimous.

7. CORRESPONDENCE.

Sims presented a letter which was sent to Chairman Springs in June. See attached. The letter was from the Diversity Center of Illinois Springfield asking the SSCRPC to host a session of the Grassroots Leadership Development Program (GLDP) between October 24th and November 14, 2015. Staff responded to the correspondence requesting a more specific date during that time period and suggested that meetings with other municipalities/departments be done at the same time. Sims noted that he has not yet received a response from the Diversity Center, but will inform the Commission once a response is received.

8. PUBLIC HEARING.

There was no one who wished to address the Commission.

9. COMMITTEE REPORTS.

Land Subdivision Committee – Joe Zeibert presented three projects within the City of Springfield's subdivision jurisdiction to be reviewed by the Planning Commission this month.

Wabash Commercial Park

Preliminary Plan

Variance of Sec. 153.157(L) – Restriction of Access

Description: Pt. NW ¼, Section 14, T15N, R6W

LSC Action: Recommend approval of a Variance of Sec. 153.157(L) – Restriction of Access and recommend approval of the Preliminary Plan.

Zeibert stated that this development consists of 6 lots on 36 acres located east of Wells Fargo, west of Archer Elevator Road. He noted that Hamlin will be extended to connect with Ash Grove. An access easement will be connected in the future when a large scale plan is proposed for the large lot. The developer proposed to develop the parcel in two phases. The Land Subdivision Committee recommended one phase since everything will be done, but the large lot. A variance was requested to allow access onto Wabash Avenue, right out only from one lot and was supported by the State. All essential services are available to serve the site.

Referring to the right out only, Eric Hansen asked if there was currently something there. Zeibert said there is currently an access point, but the proposed will be right out only due to the State redesigning Wabash Avenue at that point. Hansen asked if there would be a median there. Zeibert said the City Traffic Engineer indicated that there would not be a median there.

Frank Squires asked what type of development was being proposed. Zeibert said that S-2 was proposed for the front part which would allow shopping/office uses. B-2 is proposed in the back part which allows a more intensive type use.

Concordia Village, Phase 4

Large Scale Development Plan

Variance of Sec. 153.157(L) – Restriction of Access

Description: SW ¼, SE ¼, Section 2, T15N, R6W

LSC Action: Recommend approval of a Variance of Sec. 153.157(L) – Restriction of Access and recommend approval of the Large Scale Development Plan.

Zeibert noted that this development is being reviewed by the Commission because a variance is being requested. This development consists of 36 acres located north of Iles, west of Meadowbrook Road. The developer would like to add a Memory Care facility. The variance requested would allow access to Meadowbrook Road and will line up with the existing access point to the subdivision across the street. All essential services are available to serve the site.

Kreston Place

Preliminary Plan

Description: Pt. E ½, NW ¼, Section 1, T15N, R6W

LSC Action: Recommend approval of the Preliminary Plan.

Zeibert stated that this development consists of 124 lots on 73 acres located west of Koke Mill Road, south of Old Jacksonville Road. The revised plan is being submitted to adjust the phasing of the project.

It was originally planned to connect the stub street to the west, but there is a house located there. The developer is now proposing a cul-de-sac and would rely on a future connection to Greenbriar to provide access to the area to the west.

Eric Hansen moved to concur with the action of the Land Subdivision Committee on the above listed projects. Larry Hamlin seconded the motion and the voice vote was unanimous.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

Chairman Mills stated since this is the Commission's first meeting of the new program year, it is necessary that appointments to committees be made, including those to the Land Subdivision Committee. Based upon recommendations made by Commission staff, Chairman Mills made appointments to the Land Subdivision Committee for PY 2015-2016 as follows:

Member	Representing
Gregg Humphrey, Chairman	Springfield Metro Sanitary District
Nate Bottom, Vice-Chairman	Springfield Dept. of Public Works
Michael Johnson	CWLP-Water
Matt McLaughlin	Springfield Building & Zoning Dept.
Elliott McKinley	Springfield Park District
Chris Richmond	Springfield Fire Dept.
Brad Bixby	CWLP-Electric
Tim Zahrn	Sangamon County Highway Dept.
Lori Williams	Springfield Dept. of Public Works
Steve Hall	Sangamon County Public Health Dept.
Cyndi Knowles	County Zoning Administrator
Director	Springfield Office of Planning and Economic Development
Kenneth Springs	Citizen Member
Dean Graven	Citizen Member

12. SPECIAL ANNOUNCEMENTS.

Sims welcomed Val Yazell to the Commission.

Chairman Mills thanked the nominating committee regarding his appointment of Chairman and said it was good to be back.

13. ADJOURNMENT.

There being no further business, Eric Hansen moved to adjourn. Larry Hamlin seconded the motion and the meeting adjourned at 9:57 AM.

Respectfully Submitted,

Mary Jane Niemann
Recording Secretary